PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we Henry G. & Maria L. Jones legal owner of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part here

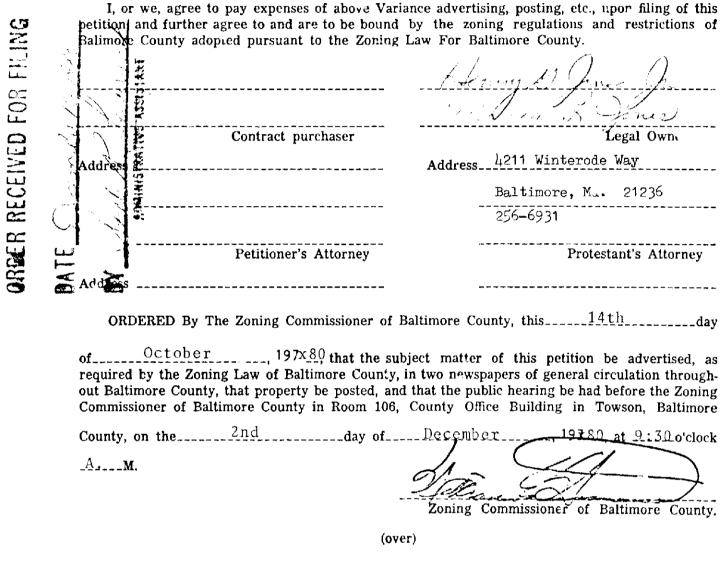
hereby petition for a Variance from Section 400.1 to permit an access y structure (swimming pool) to be located outside the 1/3 of the rear yard farthest removed

from the side street (White Meadow Lane) and to permit a shed 4" from side & rear property

lines instead of the required 30", and to allow the structures to occupy more than 50% of of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

In order to have a pool installed, we must build outside the allowed area.

It will not fit otherwise.



ALCO ALLIAN SECTION SE

Property is to be posted and advertised as prescribed by Zoning Regulations.



November 5, 1980

Mr. William Hammond, Zoning Commissioner Zoning Advisory Committee Office of Pianning and Zoning Baltimore County Office Building Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #67, Zoning Advisory Committee Meeting, October 14, 1980, are as follows:

Property Owner: Henry G and Maria L. Jones Location: SW corner Winterode Way and White Meadow Lane Acres: 75.60/80.00 X 100/95.60 District: 11th

This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

This plan has been reviewed and there are no site planning factors requiring comment

Very truly yours, John & Warmbley / 111

John L. Wimbley Planner III Current Planning and Development

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS



PAUL H. REINCKE

ود ⊏.

Mr. William Hammond Zoning Commissioner Office of Flanning and Zoning baltimore County Office Building Towson, Maryland 2120h

Attention: Nick Commodari, Chairman Zoning Plans Advisory Committee

Re: Property Owner Location:

Item No:

Gentlemen:

Zoning Agenda:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "x" are applicable and required to be corrected or incorporated into the final plans for the property.

() 1. Fire hydrants for the referenced property are required and shall be located at intervals or _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

() 2. A second means of vehicle access is required for the site.

() 3. The vehicle dead end condition shown at _____ EXCEEDS the maximum allowed by the Fire Department.

() 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations.

() 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Salety Code", 1976 Edition prior to occupancy.

() 6. Site plans are approved as drawn.

() 7. The Fire Prevention Bureau has no comments, at this time.

Fire Prevention Bureau

Planning Group Special Inspection Division

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

COUNTY OFFICE BLOG. 111 W. Chesapeake Ave. Towson, Marylani 21204

σθα Nicholas B. Commodari

4211 Winterode Road Chairman Daltimore, Maryland 21236

MEDIBLES Maria 61 Legistment of

in a long built. Le verbijn end

Petitioners - Henry G. Jones, et ux Variance Petition

RE: Iten, No. 67

November 21, 1980

Mr. & Mrs. Henry G. Jones, Jr.

Dear Mr. & Mis. Jones: cutate relate Companyas Errodoof Fire Francisco

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments Health Lepartrent are not intended to indicate the appropriateness of the zoning action Project Plansing requested, but to assure that all parties are made aware of plans or Faul Care Deteratornt problems with regard to the development plans that into have a bearing the second distraction. in the case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

> Enclosed are all comments submitted to this office from the committee members at this time. The remaining members felt that no comment was warranted. This petition was accepted for filing on the date of the enclosed certificate and a hearing scheduled accordingly.

> > Very truly yours,

Chairman Zoning Plans Advisory Committee

NBC:hsk

Enclosures

including footings, is permitted within Baltimore County rights-of-way and utility easements. This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item 67 (1990-1951).

which has not been indicated on the submitted plan.

DEPARTMENT OF PUBLIC MORKS TOWSON MARYLAND 21204

Mr. William E. Hammond

County Office Building

Towson, Maryland 21204

the stripping of top soil.

responsibility of the Petitioner.

Zoning Commissioner

Dear Mr. Hammond:

November 3, 1980

Re: Item #67 (10ab-1981)

for review by the Zoning Advisory Committee in connection with the subject item.

Baltimore County highway and utility improvements are not directly involved

Development of this property through stripping, grading and stabilization could

The Petitioner must provide necessary drainage facilities (temporary or permanent)

There is a 5-foot drainage and utility easement along the rear of this property,

The Petitioner is cautioned that no encroachment by construction of any structure,

result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including

to prevent creating any nuisances or damages to adjacent properties, especially by the

concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full

and are as secured by Public Works Agreement #117604, executed in conjunction with

the development of "Silvergite South", of which this projectly is Lot 1, Block "B"

of the recorded plat "Silvergite South", E.H.K., Jr. 30, Folio s6.

The following comments are furnished in redard to the plat submitted to this office

Property Owner: Henry G. & Maria L. Jones

S/W cor. Wintercue Way and White Meadow Lane

Acres: 75.60/80,00 x 100/95.60 District: 11th

Very truly yours, RÖBERT A. MORTON, P.E., Chief 😁 Bureau of Public Services

RAM: EAM: FWR:ss

M-NW Key Sheet 34 NE 24 & 25 Pos. Sheets NE 9 F & G Topo 72 Tax Map

BALTIMORE COLINTY PUBLIC SCHOOLS

Robert Y. Duber, Superintendent

Towson, Maryland - 21204

Date: October 15, 1980

Mr. William B. Hammond

Toming Cormissi mer Baltimore County Office Building 1111 West Chesapeake Avenue Towson, Maryland 21204

Z.A.C. Meeting of: October 14, 1980

RE: Item No: 66, 67, 68, 69, 70, 71 Property Owner: Location: Present Zoning: Proposed Toning:

> District: No. Acres:

Dear tr. Hammord:

All of the above have no bearing on student population.

Very truly yours, in hechieund Wm. Nick Petrovich, Assistant Department of Planning

WNP/bp

Cotoler 82, 1480

- Park Carlos Ca

Mr. W.L. in the numbers A new Committee for a Ciffy with I undersoned Adming County Office Enalding

Towern, Marylant 21204

the contraction of the conjugate constraints when the contraction of the conjugate states of the conjugate states and the conjugate states are conjugate to the conjugate states and the conjugate states are conjugate to th

oth segment Henry O. Comia L. Jones :

Warrante Mark Corner Winterrode Way and White Meadow Lane Existing Zontogo p.R. 5.5

Proposed Jonium Variance to permit an accessory structure to be located outside of

the 1/3 rear yard farthest removed from the side street and to permit a shed 4" from property line instead of the required 30". 75.60/80.00 X 100/95.60 Fistr.:*: llth

The items the kel below are applicable:

X A. All structures shall conform to the Baltimore County Building Code 1976, the State of Miryland Code for the handlappad and Aged; and other applicable Codes.

of, News. entials. Three sets of construction drawings are required to file a permit Eplication. Architect Engineer sead is is not required.

D. On the Three sets of a natural true arrevings with a Maryland hegisters; An nite to a hogineer shall be required to file a permit application.

E. In wood frame construction an exterior wall erected within 6' 0 of an adjacent lot line shall be of one hour fire resistive construction, no openings permitted within 300 of 1.0 line. A minimum 8" masonry firewall is required if constructs in is on the lot line.

2. Sequested variouse conflicts with the Faltimore Sounty building Tode, Dection a

d. A charge of promoting analy be applied for, along with an elteration permitstroit and the earth of the product a set of the distance to it distances that the structure will extra the first production of the production of the contract contracts the contract of the c ្រក់ ស្រាក់ ស្រាក់ ដែលជាប្រជាជាមួយ ប្រការប្រការប្រការប្រការប្រការប្រការប្រការប្រការប្រការប្រការប្រការប្រការប្រ

A. In three this point we can promise the tree as we offurture, please have the determ that the services of a hegistered on Marylani . Architect or Engineer ertify to this effice, that, the otherture for which a proposed charge in use is proposed commply with the height area requirements of Table 305 and the required construction classification of Table 214.

X 1. Comments The shed at the North-West property line can be where indicated if it is non combustible construction. If it is wood it shall be as indicated in Section 303.2. The pool shall comply with Section 426.0 MATER These comments reflect ally on the or mutual policialty the trawing

continue to a suctine of the ordinal of Plantagar and Continue and are not untitled to the construent as the fig. contains it may be bettered by visiting laber #10. Figure Review at 111 West Thoracous As a, " west.

e Britarji

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of the following finding of facts that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioner(s), the Variance(s) should be had; and it further appears that the granting of the Variances requested will not adversely affect the health, safety, and general welfare of the community; and, thefefore,

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 12 th day of ____December__, 19_80, that the herein Petition for Variances to permit an accessory structure (swimming pool) to be located outside of the required one-third of the rear yard farthest removed from the side street (White Meadow Lane) and to occupy more than the maximum of 50% of said one-third of the lot and to permit a shed to be located four inches from the side and rear lot lines in lieu of the required thirty inches should be and the same is GRANTED, from and after the date of this Order, subject, however, to the following restrictions:

> 1. All improvements shall be erected in compliance with the site plan filed herein.

2. None of the improvements, or footings therefor, shall be erected in or encroach upon the Drainage and Utility Easement running parallel with the rear property line without the expressed written consent of the Department of Public Works, by and through its director, on such terms, conditions, and restrictions as may be imposed by said department.

3. Approval of the aforementioned site plan by the Department of Public Works and the Office of Planning and Zoning.

> Zoning Commissioner of Baltimore County

RE: PITITION FOR VARIANCES SW corner of Winterode Way and BEFORE THE ZONING COMMISSIONER

OF BALTIMORE COUNTY

HEN'PY G. JONES, ef ux, Petitioners

White Meadow Lane, 11th District

;::::::

: Case No. 81-105-A

ORDER TO ENTER APPEARANCE

Mr. Commissioner:

Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefore, and of the passage of any preliminary or final Order in connection therewith.

Peter Max Zimmerman Deputy People's Counsel

Julia rel Bloveranda John W. Hessian, III People's Counsel for Baltimore County Rm. 223, Court House Towson, Maryland 21204 494-2188

1 HEREBY CERTIFY that on this 25th day of November, 1980, a copy of the aforegoing Order was mailed to Mr. and Mrs. Henry G. Jones, 4211 Winterode Way, Baltimore, Maryland 21236, Petitioners.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. W. E. Hammond Zoning Commissioner Norman E. Gerber, Director Office of Planning and Zoning

November 13, 1980

Petition No. 81-105-A Item 67

Petition for Variances Southwest corner of Winterade Way and White Meadow Lane Petitioner-Henry G. Jones, et ux

Eleventh District

HEARING: Tuesday, December 2, 1980 (9:30 A.M.)

There are no comprehensive planning factors requiring comment on this petition.

NEG:JGH:ab

DESCRIPTION FOR VARIANCE

Beginning at a point on the Southwest corner of Winterode Way and White Meadow Lane and know as Lot 1, Block B of "Silvergate South" and recorded among the land records of Baltimore County in Plat Book 39, Folio 86.

Also known as 4211 Winterode Way.

ZONING:

Petition for Variances

LOCATION: Southwest corner of Winterode Way and White Meadow Lane DATE & TIME: Tuesday, December 2, 1980 at 9:30 A.M.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue Towson, Maryland

PETITION FOR VARIANCES

11th District

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Variances to permit an accessory structure (swimming pool) to be located outside the third of the rear yard farthest removed from the side street and to permit a shed 4 inches from side and rear property lines in lieu of the required 30 inches and to allow the structures to occupy more than 50 percent of that third of the

Ine Zoning Regulation to be excepted as follows:

Section 400.1 - Accessory structures

All that parcel of land in the Eleventh District of Baltimore County

Being the property of Henry G. Jones, et ux, as shown on plat plan filed with the Zoning Department

Hearing Date: Tuesday, December 2, 1980 at 9:30 A.M. Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

> WILLIAM E. HAMMOND ZONING COMMISSIONER OF BALTIMORE COUNTY



December 30, 1980

Mr. William Hammond Zoning Commissioner County Office Building Towson, Maryland 21204

> - ZAC - October 14, 1980 Henry G. & Maria L. Jones Property Owner: SW/cor. Winterode Way and White Meadow Lane Location: Existing Zoning: Proposed Zoning:

Variance to permit an accessory structure to be located outside of the 1/3 rear yard farthest removed from the side street and to permit a shed 4" from property line instead of the required 30".

 $75.60/80.00 \times 100/95.60$ Acres: District:

Dear Mr. Hammond:

This department has no comment for item #67.

Very truly yours, Michael S. Flanigan Engineer Associate II

MSF/bza

BALTIMORE COUNTY
DEPARTMENT OF HEALTH DEPARTMENT OF HEALTH
TOWSON, MARYLAND 21204 DONALD J ROOP M.D., M.P.H. DEPUTY STATE & COUNTY HEALTH OFFICER

January 14, 1981

Mr. William E. Hammond, Zoning Commissioner Office of Planning and Zoning County Office Building Towsch, Maryland 21204

Dear Mr. Hammond:

Comments on Item #67, Zoning Advisory Committee Meeting of October 14, 1980, are as follows:

> Location: Existing Zoning: D.R. 5.5

Property Owner: Henry G. & Maria L. Jones SW/Cor. Winterrode Way and White Meadow Lane

Proposed Zoning: Variance to permit an accessory structure to be located outside of the 1/3 rear yard farthest removed from the side street and to permit a

shed 4" from property line instead of the required 75 60/80.00 x 100/95.60

Acres: District:

Metropolitan water and sewer exist; therefore no health hazards are anticipated.

BUREAU OF ENVIRONMENTAL SERVICES

IJF/mw

MONAG COMVELSIÓN

November 19, 1980

Mr. & Mrs. Henry G. Jones, Jr. 4211 Winterode Way Baltimore, Maryland 21236

> RE: Petition for Vattance SW/C Winterode Way & White Meadow Lane - Case No. 81-105-A

Dear Mr. & Mrs. Jones:

This is to advise you that ______is due fc advertising and posting of the above-property.

Please make check payable to Baltimore County, Maryland and remit to Sondra Jones, Room 113, County Office Building, Towson, Maryland 21204, before the hearing.

Zoning Commissioner

WEH:sj

BY ORDER OF

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

то	Mr. W. E. Hammond Zoning Commissioner	Date	November 13, 1980
FROM	Norman E. Gerber, Director Office of Planning and Zoning	Datt	- · · · · · · · · · · · · · · · · · · ·

Petition No. 81-105-A Item 67

Fetition for Variances Southwest corner of Winterade Way and White Meadow Lane Petitioner-Henry G. Jones, et ux

Eleventh District

HEARING: Tuesday, December 2, 1980 (9:30 A.M.)

There are no comprehensive planning factors requiring comment on this petition.

NEG:JGH:ab

PETITION FOR VARIANCE

ZONING: Petition for Variances
LOCATION: Southwest corner of
Winterode Way and White Meadow Lane
DATE & TIME: Tuesday, December
2 1980 at 9:30 A.M.
PUBLIC HEARING: Room 106,
County Office Building, 111 W.
Chesapeake Avenue, Towson
Maryland

The Zoning Commissioner of Bal-timore County, by authority of the Zoning Act and Regulations of Bal-timore County, will hold a public

hearing: Petition for Variances to permit

an accessory structure (swimming pool) to be located outside the third of the rear yard farthest removed

from the side street and to permit a shed 4 inches from side and rear property lines in lieu of the required 30 inches and to allow the structures to occupy more than 50 percent of that third of the lot

The Zoning Regulation to be excepted as follows:

Section 400.1—Accessory structures

All that parcel of lend in the

All that parcel of land in the Eleventh District of Baltimore

Beginning at a point on the Southwest corner of Winterode Way and White Meadow Lane and known as Lot I. Block B of "Silvergate South"

South' and recorded among the land records of Baltimore County in Plat Book 39, Folio 86.

Also known as 4211 Winterode

Way.

Being the property of Henry G.
Jones, et ux, as shown on plat plan
filed with the Zoning Department
Hearing Date: Triesday, December
2, 1980 at 9:30 A.M

Public Hearing: Room 106, County Office Building, 11: W. Chesapeake Avenue, Towson, Maryland.
By Order of:

WILLIAM E. HAMMOND,
Zoning Commissioner
of Baltimore County
Nov. 13.

CERTIFICATE OF PUBLICATION

TOWSON, MD., November 13 19-80 THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., oucexinceack of one time _____successive exercise before the ____ 2nd ____ day of _____, 19_80, the first publication appearing on the ____ 13th____day of ____ November____ 19_80_.

> THE JEFFERSONIAN, distance survivos

Cost of Advertisement, \$_____

PETITION MAPPING PROGRESS SHEET Duplicate Tracing 200 Sheet **FUNCTION** date by date by Descriptions checked and outline plotted on map Petition number added to outline Denied Granted by ZC, BA, CC, CA Revised Plans: Reviewed by: Gr Change in outline or description Yes Map #____ Previous case:

Mr. & Mrs. Henry G. Jones, Jr. 4211 Winterode Way Baltimore, Maryland 21236

NOTICE OF HEARING

PE: Petition for Variance - SW/C of Winterode Way and White Meadow Lane - Case No. 81-105-A

9:30 A.M. Tuesday, December 2, 1980

PLACE: PCOM J 5 COUNTY OFFICE BUILDING, 111 W. CHESAPEAKE AVENUE.

TOWSON, MARYLAND

Petition for

Variances

11th District

Zoning: Petition for

Location: Southwest

corner of Winterode way and White Meadow lane

Date & Time: Tuesday

December 2, 1980 at 9:30

a.m.
Public Hearing: Room
Office

106, County Office Building, 111 W. Chesapeake Avenue,

County, by authority of the Zoning Act and Regulations of Baltimore

County, will hold a public

permit an accessory structure (swimming pool to be located outside the

third of the rear yard

shed 4 inches from ride and rear property in lieu of the required 30 inches and to allow the structures to percent of that third of the The Zoning Regulation to be excepted as follows:

. Section 400.1 - accessory

All that parcel of land in the Eleventh District of Battimore County

Beginning at a point on Winterode Way and White Meadow lane and known as

Lot 1, Block B of

"Silvergate South" and recorded among the land records of Baltimore

County in Plat Book 39, folio 86.

Also known as 4211

Being the property of Henry G. Jones, et ux, as

shown on plat plan filed with the Zoning

Tuesday, December 2, 1980 AT 9:30 A.M.

Public Hearing: Room 106, County Office Building, 111 W.

Building, 111 W. Chesapeake Avenue,

William E. Hommond

Zoning Complissioner of Baltimore County

Zoning

Winterode Way.

Department.

Hearing Date:

Towson, Maryland. BY ORDER OF

farthest removed from the side street and to permit a

l'etition for variances to

Towson, Maryland. The Zoning Commissioner of Baltimore

Ole Essex Times

was inserted in Ole Essex Times, a newspaper

printed and published in Baltimore County, once in

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This is to Certify, That the annexed

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December 12, 1980

Mr. & Mrs. Henry G. Jones, Jr. 4211 Winterode Way Baltimore, Maryland 21236

> RE: Petition for Variances SW/corner of Winterode Way and White Meadow Lane - 11th Election District Henry G. Jones, Jr., et ux -Petitioners NO. 81-105-A (Item No. 67)

Dear Mr. & Mrs. Jones:

I have this date passed my Order in the above referenced matter in accordance with the attached.

Very truly yours,

WÍLLIAM E. HAMMOND Zoning Commissioner

WEH/srl

Attachments

cc: John W. Hessian, III, Esquire People's Counsel

Mr. & Mrs. Heary G. Jones, Jr. 4211 Winterode Road Baltimore, Maryland 21236

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building 11 W. Chesapeake Avenue Towson, Maryland 21204

	Your Petition has been	received and	accepted for	filing this	14th	_ day
Ι,	October ', 1980.		2			
	•	•	<i>ム</i> 」		\times 1)
			Still			

P. itioner Henry G. Jones, et ux Reviewed by: felolos D. Commodore
Nicholas B. Commodari Petitioner's Attorney

WILLIAM E. HAMMOND

Zoning Commissioner

Chairman, Zoning Plans Advisory Coanmittee

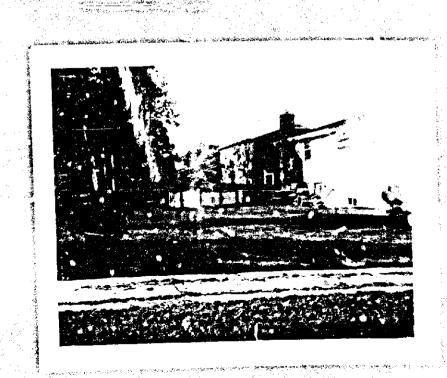
31-105-A

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY

το	wson,	Maryland	

District	Date of Posting 11/6/3/2
Posted for: fletter fine	Gaisea Miss
Petitioner: May 2	Jorda et att un
Location of property: 512/1	Timbered per t
Location of Signs: CARRY	of reverty lacing
Remarks:	
Posted by Signature	24.1 Date of return: 11/1/ 80
Number of Signs:	

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING County Office Building 111 W. Chesapeake Avenue Towson, Maryland 21204 Your Petition has been received this _ Check Received: William E. Hammond, Zoning Commissioner Hours + Mano Ines Submitted by Jones Petitioner's Attorney *This is not to be interpreted as acceptance of the Petition for assignment of a



	WINTEROPE STON WAY
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